

Lot 2 - Barn Park House



# Lot 2 - Barn Park House

Atherington, Umberleigh, Devon, EX37 9HN

On the periphery of a sought-after village within easy access of local amenities, main line trains to Exeter, Barnstaple, South Molton, the Link Road, the Coast & Exmoor.

A modern detached barn with planning permission to convert into an unrestricted residential dwelling, together with 2.35 acres, in a timeless semi-rural location. Part of a farm break up, other lots available, including land.

- Modern detached barn
- G/F; 5 Bedrooms, 3 Bathrooms, Utility
- Lounge, Kitchen/Dining Room
- Part of a farm break up. Exmoor views.
- Freehold.
- Consent for conversion. 4121 sq ft
- F/F; Landing, Cloakroom, Study
- 2.35 Acres of garden/pasture
- Other lots available, including land.
- Council Tax Band TBC

Guide Price £345,000

## SITUATION & AMENITIES

Chantry farm overlooks the Taw Valley in North Devon with far reaching views towards Exmoor, the property is a short distance north of the village of Atherington which has a village church, whilst the neighbouring village of High Bickington offers a primary school, two village pubs, and Libbaton Golf Course. On the A377 Exeter Road nearby, there is a small supermarket and petrol station. The town of Barnstaple lies approximately 7 miles to the north and at Umberleigh (2.5 miles) there is a railway station with services to Barnstaple and Exeter. Exeter City Centre is around an hour away by car. Access to the North Devon Link Road (A361) is available at Barnstaple and South Molton (9 miles away). From the farm there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery and the North Devon beaches of Instow, Westward Ho!, Putsborough, Saunton (with championship golf course), Croyde and Woolacombe are all within easy access. The A361 provides access from Barnstaple, in around 45 minutes, to Junction 27 of the M5 Motorway. Close by, Tiverton Parkway offers a fast service of trains to London (Paddington), in around 2 hours. The nearest international airports are at Bristol and Exeter. The area is well served by state and private schools, including West Buckland School, with local pick up points.



## DESCRIPTION

Consent was achieved in November 2022 under North Devon Council, planning reference 76254, for conversion of this steel framed barn into a two-storey detached dwelling, with accommodation arranged on a reverse living basis, in order that the reception area enjoys the best of the wonderful views. The ground floor will provide: Entrance Hall, 5 Bedrooms, 3 Bath or Shower Rooms. On the first floor will be a Landing, Cloakroom, Sitting Room, Study, Kitchen/Dining Room. Externally there is ample parking, garden space and paddock.

## SERVICES & ACCESS

There is already a private borehole on site, but there is also provision for a mains water supply already installed via lot 3 and across the frontage of lots 4 and 5. A new electricity supply will take the same route. This lot will have the option to participate in the new private drainage system.

Lot 2 will own the freehold of the existing lower access drive but the new owners of lots 3,4 and 5 will enjoy right of way over the initial part of this driveway, which then becomes private to lot 2 only. The vendors intend to ensure that the width of said drive will be sufficient for any purchaser of lot 2 to be able to negotiate machinery over it to their property. Depending on how lot 6 (the land) is sold, there may well be other rights of way required over the early part of the driveway.

## TENURE

The farm is owned freehold, vacant possession will be available from the completion date. We understand that some of the properties are already on separate titles but others may need to be separated as the property is sold.

## PLANS & BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves on inspection or otherwise, as to its accuracy. Purchasers of lots which are not currently fenced will be responsible for installing their own boundaries following completion.

## SPORTING & MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned, are included with the freehold of the whole farm.

## WAY LEAVES & RIGHT OF WAY

The property is sold subject to and with the benefit of any Way Leave agreements and any public or private rights of way or Bridleways etc. We are not aware of any public footpaths passing over the property.

## VIEWING

Strictly by appointment with Stags. Please contact the office on 01271 322 833 / barnstaple@stags.co.uk to arrange an appointment.

## DIRECTIONS

From Barnstaple, proceed south on the A377 towards Exeter, passing through Bishops Tawton. After approximately 4.5 miles, at Fishleigh Rock Farm, turn right towards Atherington and Chantry Farm will be found on the left after around 800 yards. The farmhouse is accessed from the upper drive, the remainder of the lots from the lower drive.

what3words //intro.crazy.triangles

## DISCLAIMER

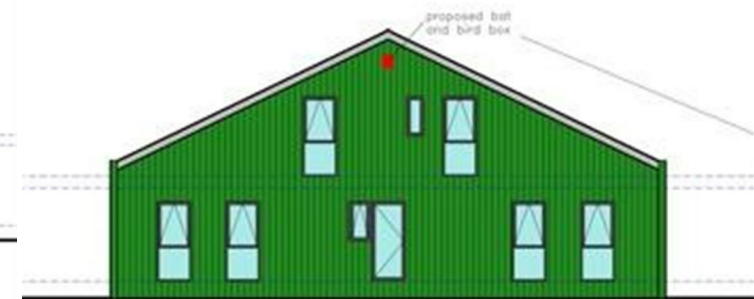
These particulars are a guide only and should not be relied upon for any purpose, all measurements are approximate.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

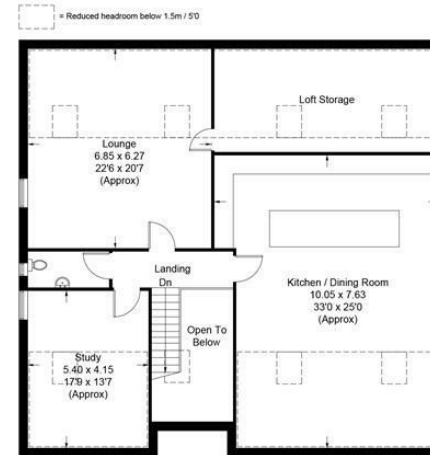


30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

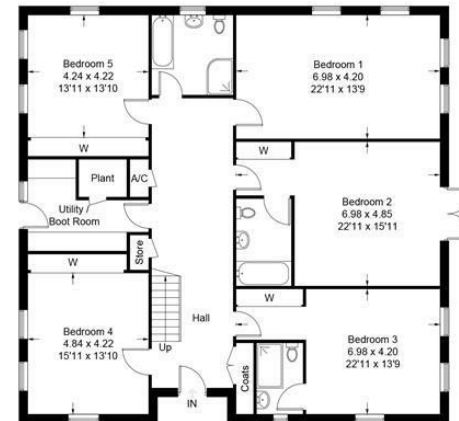
barnstaple@stags.co.uk

01271 322833

Approximate Gross Internal Area = 382.9 sq m / 4121 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID988392)